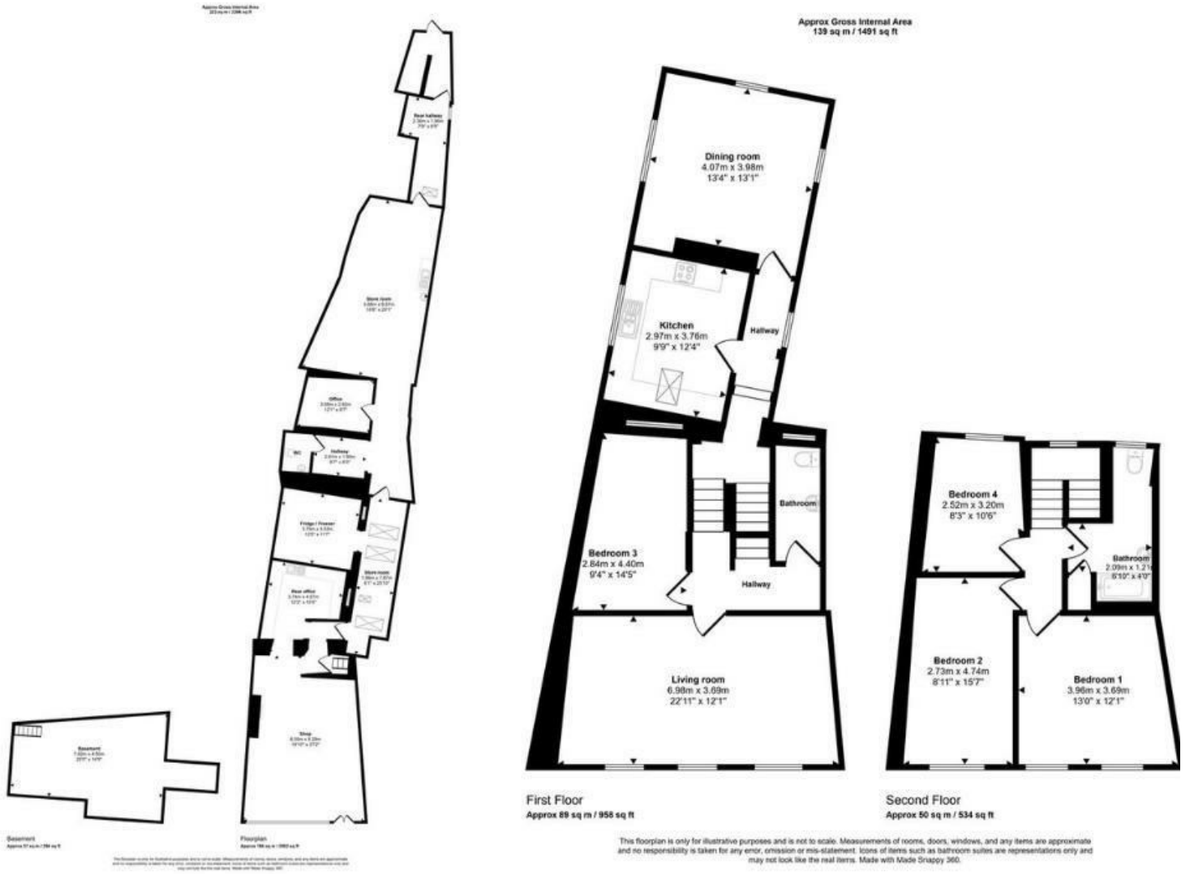

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Flat- Band 'C' Ceredigion County Council

ref: SSG/AMS/07/25/OK
FACEBOOK & TWITTER
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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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TELEPHONE: 01437 762626

WEST WALES PROPERTIES .CO.UK

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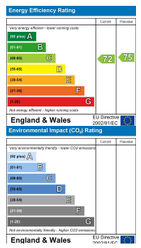
WEST WALES FINEST PROPERTIES

Teifi Blooms, 48 Pendre, Cardigan, Ceredigion, SA43 1JS

- **Mixed Use Premises**
- **High Street Location**
- **Potential for Change Of Use (STPP)**
- **First Floor Maisonette- Tenant in Situ**
- **Electric Heating**
- **Investment Opportunity**
- **Ground Floor Shop with Store Rooms/Workshop Space**
- **Oven, Fridge & Freezer Included**
- **Four Bedroom Accommodation**
- **EPC RATINGS Commercial: C - Residential: C**



Offers In The Region Of £290,000

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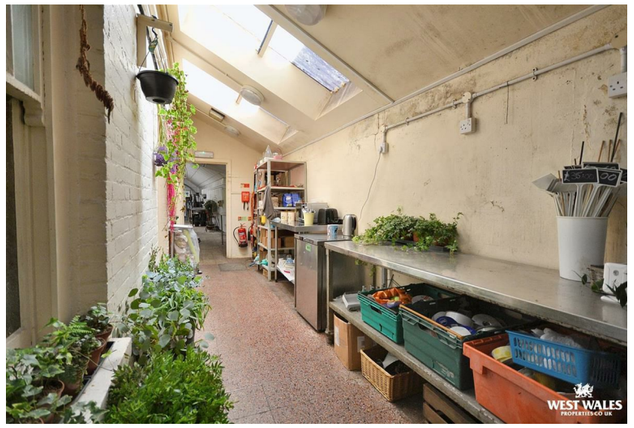
The Agent that goes the Extra Mile

Celebrating 30 Years of Business



An exciting opportunity to acquire the freehold of this versatile mixed use premises, ideally situated in the vibrant centre of Cardigan. Currently operating as a florist and gift shop, the property also has a rich history, having previously been a bakery so offers potential for a variety of uses.

The premises benefits from an existing alcohol licence, electric heating throughout, and accommodation above. This would make a great investment opportunity.

The accommodation briefly comprises: a welcoming shop front with large display windows, offering ample space to showcase a variety of products and attract foot traffic. Beyond the main retail area lies a practical office/workspace, complete with fitted worktops and a sink — ideal for preparation or administrative use. Further along, there is additional storage and work space, including a room that still houses the former commercial fridge and freezers, providing potential for use in food-related businesses or cold storage, if required.

There is also a further office space, along with a generously sized 18'8" x 29'1" workshop area — offering ample room for preparation, or general workspace needs. This area includes a useful sink and retains the original bakery ovens. A hallway leads to the rear of the property, giving access out onto William Street.

DIRECTIONS

From our Cardigan office, proceed up the high Street towards Pendre and Teifi Blooms will be found on your right hand side, next door to both serenity and the Chinese. What three words - ///vanilla.frown.crew

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.